

MINUTES OF THE SPECIAL MEETING OF THE PLANNING BOARD OF THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM, VILLAGE HALL, ON TUESDAY, OCTOBER 9, 2001.

Members Present: Peter Lilienfield, Chairman
William Hoffman
Jay Jenkins
Walter Montgomery, Secretary

Also Present: Lino Sciarretta, Village Counsel
Edward P. Marron, Jr., Building Inspector
Florence Costello, Planning Board Clerk
Dalco Reporting, Inc., for Bridge Street Properties
Applicants and other persons mentioned in these Minutes
Members of the Public.

IPB Matters

**Considered: 00-28 - Bridge Street Properties, LLC
Sht. 3, P-103**

The Chairman called the meeting to order at 8:06 p.m.

This meeting is a continuation of the Public Hearing on Bridge Street Properties' application for Site Development Plan Approval for a 24,000 square foot, three story commercial building to be constructed on property immediately south of West Main Street, with parking to be provided on the Applicant's property located both north and south of West Main Street.

John Kirkpatrick, Esq., represented the Applicant. The Applicant provided for a stenographic record of the meeting, which is incorporated in these minutes.

The Chairman stated that the purpose of this special meeting is to examine the environmental impact of the proposed Bridge Street project, based on the requirements of the State Environmental Quality Review Act (SEQRA) of the Environmental Conservation Law. He also noted that the Planning Board had sent notification to the Village Zoning Board of the Planning Board's intent to be the Lead Agency for the Bridge Street application, in addition to prior notification to other interested parties.

On motion duly made, seconded and unanimously passed, the Board formally declared itself the Lead Agency for the project.

On a motion duly made, seconded and unanimously passed, the Board also determined that the application is a Type I Action under SEQRA.

The Board's discussion then focused on a six-page draft document entitled "Environmental Findings," which concluded that the project would have no significant environmental impact. The Chairman stated that if after reviewing this document in detail, the Board approved the Findings, then the Planning Board could proceed to review for certification the "Negative Declaration, Notice of Determination of Non-Significance" that accompanied the Findings. These documents were drafted by Stephen Lopez of Tim Miller Associates, Inc. The Chairman noted that the Environmental Findings parallels the full Environmental Assessment Form that the Applicant had previously submitted to the Board.

The Chairman, with the other members of the Board, reviewed the entire Environmental Findings document. This review generated the substantive comments outlined below, as well as minor word edits.

- The Chairman asked that the reference to "6.04 acre" in line 3, paragraph 1, page 3 be checked for accuracy.
- Mr. Lopez elaborated on what constitutes a Critical Environmental Area (CEA) and cited the specific criteria according to which a project is not eligible to be treated as an Unlisted Action.
- The Chairman noted that the applicant had already noted several "small environmental impacts" in the full Environmental Assessment Form that had been submitted.
- Under the heading "Impacts on Land," Page 4, Question 1, paragraph 3, the following sentence (or words to the like) was added at the end of that paragraph: "It is noted that the finished first floor of the proposed building will be elevated 24 inches above the 100-year flood plain elevation."
- Under the heading "Impact on Water," Question 3, the response was amended to recognize the Hudson River falling outside the Department of Environmental Conservation's definition of protected waterbody.
- The Chairman, on the advice of Village Counsel, said the Board could vote on the Environmental Findings as a whole, rather than each of the sections, and that therefore the Findings document should be changed to eliminate the provision for recording a Board vote on each question in the document.
- The Chairman noted that in the past the project site had been used for an industrial building, which had since been razed.
- On page 6, Question 11, the following sentence (or words to the like) was added to the end of the response paragraph: "Additionally, views of the site from the Hudson River were studied and were found not to be significantly impacted by the proposed construction."

- The words “vehicular and” were added before “pedestrian” in the paragraph responding to question 13 on page 7. In the same paragraph, the Chairman added “private” before “promenade.”
- The Chairman noted that the Board had asked for a more in-depth analysis of the project’s impact on the Hudson Shoreline CEA than required by the SEQRA process. In response, the Applicant had filed a report with the Board that is an addendum to the full Environmental Assessment Form. In this regard, the Chairman also cited a letter from Mr. Kirkpatrick to the Board dated March 5, 2001.

Except for the changes reflected in the comments outlined above, and minor word edits to be made to the document prior to signing, the Board accepted the Findings. The Chairman and Board then reviewed the Negative Declaration, Notice of Determination of Non-Significance.

There being no further discussion, the Chairman asked for a motion to approve both the Environmental Findings as modified and the Negative Declaration. On motion duly made and seconded, the Board voted unanimously to approve both the Findings and the Declaration. The Chairman indicated that he would make the discussed changes to the Findings statement, sign it and circulate the document.

The Chairman noted that the Public Hearing on the Bridge Street application for Site Development Plan Approval will be continued at the November Planning Board meeting. He noted that the Application is presently before the Zoning Board of Appeals.

An informal discussion of the application took place, with the Chairman stating that if the Applicant decides to reduce the size of the parking spaces, the Board will need to look at a modified site plan.

The Chairman said that the next regular meeting of the IPB would be November 14, 2001, at 8:00 p.m.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Walter Montgomery, Secretary